

**TOWN PLAN AND ZONING
COMMISSION**

INTEROFFICE MAIL

February 15, 2017

ITEM NO. 14
FILE NO. 999

Honorable Town Council
Town of West Hartford
50 South Main Street
West Hartford, CT 06107

RECEIVED

FEB 15 2017

TOWN COUNCIL OFFICE
West Hartford, CT

**SUBJECT: Ordinance Redefining "Kennel" in Section 177-2 of the
West Hartford Code of Ordinances 177-2**

Dear Councilors:

At its regular meeting of February 6, 2017, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

Ordinance redefining "Kennel" in the West Hartford Code of Ordinances 177-2- (Town Council Receipt on January 24, 2017. Town Council public hearing scheduled for February 28, 2017. TPZ receipt on February 6, 2017.)

After a detailed review of the proposed ordinance amendment and after consideration of staff technical comments, the TPZ acted on a motion for the subject application (Motion/O'Donnell; Second/Prestage) **The motion to approve failed by unanimous vote (0-5).**

During its discussion and deliberation on this matter, the Commission made the following findings which it has prepared for the Council's consideration:

1. The Commission finds that the as-of-right increase in keeping of dogs from two to three increases the potential for town-wide negative impacts associated with ownership of multiple dogs per dwelling unit, particularly in small lot single-family and multifamily residential zoning districts.
2. The Commission notes that the existing Special Use Permit Process allows for the keeping of more than two dogs upon completion of a public hearing and a finding that the "nature and intensity" of the use, "the size of the lot in relation to it" are in harmony with the appropriate and orderly development of the district.



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3. The Commission finds that the Plan of Conservation and Development ("POCD") promotes the "Protect[ing] and enhance[ing] the quality of West Hartford's well-established residential neighborhoods" though the "diligent use of Zoning Regulations and Code Enforcement." and believes that these controls are already in place through the Special Use Permit application process.
4. The Commission finds the proposal incomplete insofar as specific and legitimate reasons for the amendment were not adequately identified.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

Cc: Ronald Van Winkle, Town Manager
Mark McGovern, Director of Community Development
Patrick Alair, Corporation Counsel
Kimberly Boneham, Deputy Corporation Counsel
Essie Labrot, Town Clerk
Subject File